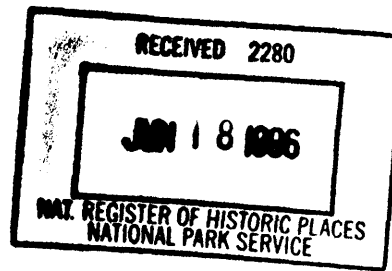


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name North Broad Street Historic District

other names/site number _____

2. Location

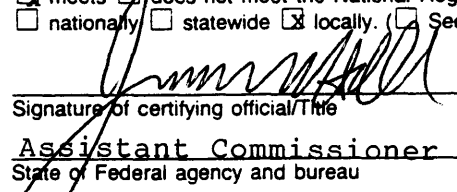
street & number 136-148 Broad Street ☐ not for publication

city or town Newark ☐ vicinity

state New Jersey code 034 county Essex code 013 zip code 07104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)


Signature of certifying official/Title

6/10/96
Date

Assistant Commissioner Natural and Historic Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
 - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
 - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:) _____

Signature of the Keeper

Date of Action

Pattie Andrews

7/23/96

North Broad Street Historic District

Name of Property

Essex County, New Jersey

County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property *
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
8	0	buildings
		sites
		structures
		objects
8	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed
in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

Renaissance

Materials
(Enter categories from instructions)

foundation Sandstone
walls Limestone

roof Asphalt

other Brick

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1890-1893

Significant Dates

1890, 1893

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

George Brown and Company

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

North Broad Street Historic District

Name of Property

Essex County, New Jersey

County and State

10. Geographical DataAcreage of Property .44 acre**UTM References**

(Place additional UTM references on a continuation sheet.)

1	18	570160	4511970
Zone	Easting	Northing	

3			
Zone	Easting	Northing	

4			
Zone	Easting	Northing	

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Ulana D. Zakalak, Historic Preservation Consultantorganization Zakalak Associatesdate May 30, 1996street & number 57 Cayuga Avenuetelephone (908) 571-3176city or town Oceanportstate New Jersey zip code 07757**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name St. James Community Development Corporationstreet & number 260 Broadwaytelephone (201) 482-5700city or town Newarkstate New Jersey zip code 07104

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

**North Broad Street Historic District
Newark, Essex County, New Jersey**

Description

The North Broad Street Historic District (136-148 Broad Street), is an urban residential neighborhood of eight rowhouses, located in the northeastern-most corner of the city of Newark, in the North Ward. General geographic boundaries of the small historic district include Broad Street on the west, Third Avenue on the north, Mt. Pleasant Avenue on the east and Fourth Avenue on the south. The district is situated on a ridge, overlooking the Passaic River to the east, in a neighborhood once known as Woodside. The rowhouses are located at the northernmost extension of Broad Street, one of the most prominent and historic streets in Newark, immediately south of the National Register-listed Mt. Pleasant Cemetery and across the street from the Collegiate Gothic-inspired, former Newark Normal School. The historic district consists of a row of seven, attached, limestone buildings, originally constructed as part of a symmetrical unit, and one brick and brownstone rowhouse at the northern end. The row was constructed c. 1893, by George Brown and Company, one of the most prominent stonecutting firms in Newark at the turn-of-the-century. The limestone rowhouses are characteristic of the Italian-influenced, Renaissance Revival vocabulary, and the brick and brownstone rowhouse utilizes the Queen Anne architectural influence. The buildings are unique in the city of Newark; they are an outstanding example of the Renaissance Revival style, and are the only example of limestone rowhouses in the city.

At the turn-of-the-century, the Mt. Pleasant area, or Woodside, was one of the most desirable residential neighborhoods of Newark. It consisted not only of blocks of rowhouses, but major institutional buildings as well. It was the home of the new Mutual Benefit Life headquarters, the New Jersey Historical Society, and the Protestant Foster Home, among others. Through time, the neighborhood deteriorated, leaving little reminiscent of its former opulence. 136-148 Broad Street is the most prominent reminder of this residential neighborhood's former glory. Although it has itself suffered deterioration and arson, the row of buildings still embodies the high quality of nineteenth century residential architecture constructed in Newark.

The North Broad Street Historic District is a unique and rare set of limestone buildings, unlike anything else in the City of Newark. The dressed limestone buildings with their restrained ornament, rusticated first floors and widely spaced windows, form a

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National Register of Historic Places Continuation Sheet

Section number 7 Page 2

**North Broad Street Historic District
Newark, Essex County, New Jersey**

Description (continued)

symmetrical urban streetscape. The entire row of buildings is built at a slight setback from the street, allowing for small garden areas flanking the stairs, held back by curved

brownstone retaining walls. The brick and brownstone Queen Anne at 136 Broad Street, projects slightly forward with its three-story semi-circular bay. The limestone row forms a continuous unbroken vertical surface, except for the center four units which are set back slightly, adding movement to its otherwise planar appearance. Additional surface texture is created by the use of restrained ornament such as the strong, but shallowly projecting cornice line, and the window pediments. Each of the buildings is approximately 20 feet wide, and 100 feet deep, except for 138-138A, which is a double building, designed to emulate two rowhouses. All the buildings are three stories in height, with an elevated basement level.

The limestone rowhouses, 136-148, are similar in design, with the outside buildings 138-138A, and 146-148, forming the projecting end units. The remaining four rowhouses, 140, 142, 142A and 144, are the more decorated, inset, interior units. Characteristic of the Italian-influenced, Renaissance Revival vocabulary, the main facades of the buildings are governed by the classical tri-partite, horizontal division of spaces into base, body and attic. The houses feature a rusticated first floor contrasted with pale and smooth wall finishes on the upper stories, pedimented windows and classical door surrounds. Floor divisions are articulated by horizontal coursing and varying window treatments on each level. The fenestration is further distinguished by regularly placed, round-arched and flat-pedimented, door and window openings. The rooflines are finished with a strong cornice line and a roofline balustrade.

136 Broad Street is the only brick and brownstone Queen Anne rowhouse left of what was once a symmetrical, three-rowhouse unit. 136 formed the end unit, with 134 the center, and 132 the north end. Both 132 and 134 were destroyed in a fire. Characteristic of the Queen Anne vocabulary, the house features a full height semi-circular bay with conical roof, coursed brownstone first floor and basement, brick upper floors, stone lintels and sills, and cornice moulding. Floor divisions are articulated by horizontal coursing and varying window treatments on each level. Although of a different architectural style than

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**North Broad Street Historic District
Newark, Essex County, New Jersey**

Description (continued)

138-138 Broad Street, 136 is of the same scale, height and proportion as the other rowhouses. The rear and side walls of all the houses are of common brick construction.

The interiors of the buildings were tightly organized and clearly defined. In general, upon entering a foyer, the narrow stairhall was directly ahead, with three main rooms to one side: a front parlor, a rear parlor, and a room behind the rear parlor, most often serving as a kitchen. This rear room was always narrower than the rest of the house, providing a lightwell. Adjacent to this room was a small bathroom and a service staircase. On the second and third floors, the floorplan was virtually the same, except the rooms were bedrooms. Original interior finishes included classical window and door surrounds, as well as fireplaces in the parlors and front bedrooms.

Except for 148 Broad Street, all the rowhouses have had fires in them. Although the limestone facades have remained remarkably intact, the interiors are mostly missing. All the buildings are currently being renovated according to the Secretary of Interior's Standards for Historic Rehabilitation. When completed, the buildings will serve as multi-family, low income housing.

The following is the inventory of all buildings located within the North Broad Street Historic District. Addresses are listed consecutively, according to their street number. All the buildings within the district are Contributing.

136 Broad Street Block 522 Lot 40

136 Broad Street is a 3 story, 3 bay, rectangular plan, brick and brownstone, Queen Anne-influenced, residential rowhouse. Characteristic of the Queen Anne vocabulary, the c. 1890 house features a full height, semi-circular bay with conical roof, coursed brownstone first floor and basement, brick upper floors, stone lintels and sills, and cornice moulding. Floor divisions are articulated by horizontal coursing and varying window treatments on each level. The house forms the southern third of a former triplex; the middle and northern units were completely destroyed in a fire.

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North Broad Street Historic District
Newark, Essex County, New Jersey

Description (continued)

The basement and first floor of the building are composed of coursed brownstone block. The basement is fenestrated with two narrow windows. The first floor is articulated by a replacement entrance door with transom in the northern bay, and two, one-over-one double-hung windows set in smooth brownstone surrounds in the semi-circular bay. Between the first and second stories is a band of smooth brownstone block. The second story is articulated by a half-height, round-arched window in the northern bay, and two, one-over-one double hung windows in the circular bay. The third floor is identical to the second floor except for a half-height rectangular window above the entrance door. The second and third floor windows have brownstone lintels and continuous sill courses. A dentillated cornice moulding tops the semi-circular bay below the slate-clad conical roof. The entrance is approached by a brownstone porch of seven steps. To the southern side of the stairs is a brownstone retaining wall with coping surrounding a small garden area.

The building has been somewhat damaged by fire, water and vandalism.

138-138A Broad Street Block 522 Lot 38 and 39

138-138A Broad Street is a 3 story, 6 bay, rectangular plan, limestone-clad, Renaissance Revival-influenced, residential, double rowhouse. The main facade of the c. 1893 building is governed by the classical, tri-partite, horizontal division of space into base, body and attic. The base of the building is further divided into an elevated and projecting brownstone basement pierced by five narrow windows, and a rusticated ground floor articulated by an entrance door flanked by large windows at the corners, and a narrower window immediately north of the door. Although now missing, the original picture window was a variation on the Chicago window: the center window was a one-over-one double hung sash, flanked by one-over-one side windows, all surmounted by leaded transoms. Between the flanking sash and the center windows, and at the window corners, were slender, fluted colonettes topped by Doric capitals which carried a narrow, dentillated entablature. The entrance is approached by a brownstone porch of seven steps. On either side of the stairs is a brownstone retaining wall with coping surrounding a small garden area.

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Section number 7 Page 5

**North Broad Street Historic District
Newark, Essex County, New Jersey**

Description (continued)

The first floor, or base of the building, is separated from the second and third floors, the body of the building, by an entablature composed of two, limestone belt courses set apart by a stone block-width serving as an unornamented frieze. The cornice also serves as a continuous sill course for the second floor windows. The flanking two windows are full length, formerly, one-over-one, double-hung, wood sash set in moulded limestone surrounds with pediments. The interior two windows are half-height and feature identical treatment except for bracketed sills. The third floor windows are round-arched with projecting fluted keystones and individual limestone sills. Although the windows were once round-headed, one-over-one wood, double-hung sash, they are now infilled with wood panels.

The attic of the building is formed by the entablature, composed of a stepped, limestone architrave, plain frieze and modillion-supported cornice. The entablature was once surmounted by a balustrade-ornamented parapet with solid panels at the ends. Only the end panels remain.

138-138A Broad Street serves as a projecting northern end to the whole row of buildings, and mirrors 146-148 at the southern end. The building has sustained interior damage due to a fire. The exterior is in relatively good condition. All window openings on the second and third floors are boarded up, and the first floor and basement openings are infilled with concrete blocks.

140 Broad Street Block 522 Lot 57

140 Broad Street is a 3 story, 3 bay, rectangular plan, limestone-clad, Renaissance Revival-influenced, residential rowhouse. The main facade of the c. 1893 building is governed by the classical, tri-partite, horizontal division of space into base, body and attic. The base of the building is further divided into an elevated and projecting brownstone basement pierced by two narrow windows, and a rusticated ground floor articulated by an entrance door on the south and a large window opening on the north. The original window opening, which still features a moulded limestone sill, once held a pair of large, double hung wood windows with transoms. The entrance is approached by a brownstone

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**North Broad Street Historic District
Newark, Essex County, New Jersey**

Description (continued)

porch of seven steps. To the north side of the stairs is a brownstone retaining wall with coping surrounding a small garden area.

The first floor, or base of the building, is separated from the second and third floors, the body of the building, by an entablature composed of two, limestone belt courses set apart by a stone block-width serving as a plain frieze. The cornice of this entablature also serves as a continuous sill course for the second floor windows. The northern window is a semi-hexagonal oriel; it is capped by a stepped architrave, a plain frieze and a moulded cornice. The southern window is half-height, with a scrolled bracket-supported triangular pediment and a bracket-supported sill. The third floor windows are inset within a rectangular panel, below which is a continuous limestone sill course. The windows are round-arched with projecting, fluted keystones. Between each of the windows is a pilaster, whose capital supports an entablature-like band above the windows.

The attic of the building is formed by the entablature, composed of a stepped, limestone architrave, plain frieze and modillion-supported cornice. The entablature is surmounted by a solid-paneled parapet. The entablature and all the belt courses are continuous within the four, set-back, center houses, forming a symmetrical whole.

140 Broad Street is one unit of a row of four, identical and continuous houses, framed by double end houses, all designed as a symmetrical whole. The individual building has sustained considerable interior damage due to a fire. The exterior is in relatively good condition. All window openings on the second and third floors are boarded up, and the first floor and basement openings are infilled with concrete blocks.

142 Broad Street Block 522 Lot 37

142 Broad Street is a 3 story, 3 bay, rectangular plan, limestone-clad, Renaissance Revival-influenced, residential rowhouse. The main facade of the c. 1893 building is governed by the classical, tri-partite, horizontal division of space into base, body and attic. The base of the building is further divided into an elevated and projecting brownstone basement pierced by two narrow windows, and a rusticated ground floor articulated by an

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North Broad Street Historic District
Newark, Essex County, New Jersey

Description (continued)

entrance door on the north and a large window opening on the south. The original window opening, which still features a moulded limestone sill, once held a pair of large, double hung wood windows with transoms. The entrance is approached by a brownstone porch of seven steps. To the south side of the stairs is a brownstone retaining wall with coping surrounding a small garden area.

The first floor, or base of the building, is separated from the second and third floors, the body of the building, by an entablature composed of two, limestone belt courses set apart by a stone block-width serving as a plain frieze. The cornice of this entablature also serves as a continuous sill course for the second floor windows. The southern window is a semi-hexagonal oriel; it is capped by a stepped architrave, a plain frieze and a moulded cornice. The northern window is half-height, with a scrolled bracket-supported triangular pediment and a bracket-supported sill. The third floor windows are inset within a panel, below which is a continuous limestone sill course. The windows are round-arched with projecting, fluted keystones. Between each of the windows is a pilaster, whose capital supports an entablature-like band above the windows.

The attic of the building is formed by the entablature, composed of a stepped, limestone architrave, plain frieze and modillion-supported cornice. The entablature is surmounted by a solid-paneled parapet. The entablature and all the belt courses are continuous within the set-back, four center houses, forming a symmetrical whole.

142 Broad Street is one unit of a row of four, identical and continuous houses, framed by double end houses, all designed as a symmetrical whole. The individual building has sustained considerable interior damage due to a fire. The exterior is in relatively good condition. All window openings on the second and third floors are boarded up, and the first floor and basement openings are infilled with concrete blocks.

142A Broad Street Block 522 Lot 36

142A Broad Street is a 3 story, 3 bay, rectangular plan, limestone-clad, Renaissance Revival-influenced, residential rowhouse. The main facade of the c. 1893 building is

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Section number 7 Page 8

**North Broad Street Historic District
Newark, Essex County, New Jersey**

Description (continued)

governed by the classical, tri-partite, horizontal division of space into base, body and attic. The base of the building is further divided into an elevated and projecting brownstone basement pierced by two narrow windows, and a rusticated ground floor articulated by an entrance door on the south and a large window opening on the north. The original window opening, which still features a moulded limestone sill, once held a pair of large, double hung wood windows with transoms. The entrance is approached by a brownstone porch of seven steps. To the north side of the stairs is a brownstone retaining wall with coping surrounding a small garden area.

The first floor, or base of the building, is separated from the second and third floors, the body of the building, by an entablature composed of two, limestone belt courses set apart by a stone block-width serving as a plain frieze. The cornice of this entablature also serves as a continuous sill course for the second floor windows. The northern window is a semi-hexagonal oriel; it is capped by a stepped architrave, a plain frieze and a moulded cornice. The southern window is half-height, with a scrolled bracket-supported triangular pediment and a bracket-supported sill. The third floor windows are inset within a panel, below which is a continuous limestone sill course. The windows are round-arched with projecting, fluted keystones. Between each of the windows is a pilaster, whose capital supports an entablature-like band above the windows.

The attic of the building is formed by the entablature, composed of a stepped, limestone architrave, plain frieze and modillion-supported cornice. The entablature is surmounted by a solid-paneled parapet. The entablature and all the belt courses are continuous within the set-back, four center houses, forming a symmetrical whole.

142A Broad Street is one unit of a row of four, identical and continuous houses, framed by double end houses. The individual building has sustained considerable interior damage due to a fire. The exterior is in relatively good condition. All window openings on the second and third floors are boarded up, and the first floor and basement openings are infilled with concrete blocks.

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Section number 7 Page 9

**North Broad Street Historic District
Newark, Essex County, New Jersey**

Description (continued)

144 Broad Street Block 522 Lot 58

144 Broad Street is a 3 story, 3 bay, rectangular plan, limestone-clad, Renaissance Revival-influenced, residential rowhouse. The main facade of the c. 1893 building is governed by the classical, tri-partite, horizontal division of space into base, body and attic. The base of the building is further divided into an elevated and projecting brownstone basement pierced by two narrow windows, and a rusticated ground floor articulated by an entrance door on the north and a large window opening on the south. The original window opening, which still features a moulded limestone sill, once held a pair of large, double hung wood windows with transoms. The entrance is approached by a brownstone porch of seven steps. To the north side of the stairs is a brownstone retaining wall with coping surrounding a small garden area.

The first floor, or base of the building, is separated from the second and third floors, the body of the building, by an entablature composed of two, limestone belt courses set apart by a stone block-width serving as a plain frieze. The cornice of this entablature also serves as a continuous sill course for the second floor windows. The northern window is a semi-hexagonal oriel; it is capped by a stepped architrave, a plain frieze and a moulded cornice. The southern window is half-height, with a scrolled bracket-supported triangular pediment and a bracket-supported sill. The third floor windows are inset within a panel, below which is a continuous limestone sill course. The windows are round-arched with projecting, fluted keystones. Between each of the windows is a pilaster, whose capital supports an entablature-like band above the windows.

The attic of the building is formed by the entablature, composed of a stepped, limestone architrave, plain frieze and modillion-supported cornice. The entablature is surmounted by a solid-paneled parapet. The entablature and all the belt courses are continuous within the set-back, four center houses, forming a symmetrical whole.

144 Broad Street is one unit of a row of four, identical and continuous houses, framed by double end houses. The individual building has sustained considerable interior damage due to a fire. The exterior is in relatively good condition. All window openings on the

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Continuation SheetSection number 7 Page 10

North Broad Street Historic District
Newark, Essex County, New Jersey

Description (continued)

second and third floors are boarded up, and the first floor and basement openings are infilled with concrete blocks.

146 Broad Street Block 522 Lot 35

146 Broad Street is a 3 story, 3 bay, rectangular plan, limestone-clad, Renaissance Revival-influenced, residential rowhouse. The main facade of the c. 1893 building is governed by the classical, tri-partite, horizontal division of space into base, body and attic. The base of the building is further divided into an elevated and projecting brownstone basement pierced by two narrow windows, and a rusticated ground floor fenestrated by a paired entrance door with transom and a large picture window. The picture window is a variation on the Chicago window: the center window is a two-over-two double hung sash, flanked by one-over-one side windows. (The two-over-two sash is a replacement for the original one-over-one sash.) The transoms above the window are leaded glass. Between the flanking windows and the center window, and at the window corners, are slender, fluted colonettes topped by Doric capitals which carry a narrow, dentillated entablature. The entrance is approached by a brownstone porch of seven steps, below which is an entrance to the basement. To the side of the stairs is a brownstone retaining wall with coping surrounding a small garden area.

The first floor, or base of the building, is separated from the second and third floors, the body of the building, by an entablature composed of two, limestone belt courses set apart by a stone block-width serving as a plain frieze. The cornice also serves as a continuous sill course for the second floor windows. The northern two windows are full length, one-over-one, double-hung, wood sash, set in moulded limestone surrounds with pediments. The southernmost window is half-height and features identical treatment except for a bracketed sill. The third floor windows are round-arched with projecting fluted keystones and individual limestone sills. The sash is round-headed, one-over-one wood, double hung. The attic of the building is formed by the entablature, composed of a limestone architrave, plain frieze and modillion-supported cornice. The entablature is surmounted by a balustrade-ornamented parapet with solid panels at the ends.

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Continuation SheetSection number 7 Page 11

North Broad Street Historic District
Newark, Essex County, New Jersey

Description (continued)

146 Broad Street is one-half of a duplex designed as a symmetrical whole. The entire duplex serves as a projecting southern end to the whole row of buildings, and mirrors 138-138A at the northern end.

148 Broad Street Block 522 Lot 34

148 Broad Street is a 3 story, 3 bay, rectangular plan, limestone-clad, Renaissance Revival-influenced, residential rowhouse. The main facade of the c. 1893 building is governed by the classical, tri-partite, horizontal division of space into base, body and attic. The base of the building is further divided into an elevated and projecting brownstone basement pierced by two narrow windows, and a rusticated ground floor fenestrated by a paired entrance door with transom and a large picture window. The picture window is a variation on the Chicago window: the center window is a two-over-two double hung sash, flanked by one-over-one side windows. (The two-over-two sash is a replacement for the original one-over-one sash.) The transoms above the window have been infilled with wood panels. Between the flanking windows and the center window, and at the window corners, are slender, fluted colonettes topped by Doric capitals which carry a narrow, dentillated entablature. The entrance is approached by a brownstone porch of seven steps, below which is an entrance to the basement. To the side of the stairs is a brownstone retaining wall with coping surrounding a small garden area.

The first floor, or base of the building, is separated from the second and third floors, the body of the building, by an entablature composed of two, limestone belt courses set apart by a stone block-width serving as a plain frieze. The cornice also serves as a continuous sill course for the second floor windows. The northern two windows are full length, one-over-one, double-hung, wood sash, set in moulded limestone surrounds with pediments. The southernmost window is half-height and features identical treatment except for a bracketed sill. The third floor windows are round-arched with projecting fluted keystones and individual limestone sills. The sash is round-headed, one-over-one wood, double hung. The attic of the building is formed by the entablature, composed of a limestone architrave, plain frieze and modillion-supported cornice. The entablature is surmounted by a balustrade-ornamented parapet with solid panels at the ends.

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**North Broad Street Historic District
Newark, Essex County, New Jersey**

Description (continued)

148 Broad Street is one-half of a duplex designed as a symmetrical whole. The entire duplex serves as a projecting southern end to the whole row of buildings, and mirrors 138-138A at the northern end.

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North Broad Street Historic District
Newark, Essex County, New Jersey

Statement of Significance

The North Broad Street Historic District, a small group of eight row houses between 136 and 148 Broad Street, is remarkable for its use of limestone in a residential setting. Seven of the eight houses have limestone facades, and they represent the only example of limestone rowhouse construction in the City of Newark, and the only example of a group of rowhouses constructed to represent a unified and symmetrical whole. The Italian-influenced, Renaissance Revival row spans 138-148 Broad Street, and consists of attached, masonry, classicizing rowhouses constructed of limestone, a unique and costly material for residential construction of that period. The row is adjacent to 136 Broad Street, a Queen Anne-influenced brick and brownstone rowhouse on the north side, which is also included in the District. The row was constructed about 1893 by George Brown and Company, the largest stonecutting firm in the City of Newark at the turn-of-the-century. Primarily known for their elaborate monuments in Mt. Pleasant Cemetery, as well as their monumental institutional buildings, such as the General Theological Seminary in New York and the original Prudential building in Newark, the limestone rowhouses on North Broad Street are the only limestone examples of the company's residential work in Newark. The row of houses is a rare example of a type of construction not seen anywhere else in Newark, and possibly not in the State of New Jersey. The North Broad Street Historic District is eligible for the National Register of Historic Places under Criterion C, for Architecture.

In both design and workmanship, the rowhouses of the North Broad Street Historic District, are indicative of the high quality of nineteenth century residential architecture constructed in Newark. During the late nineteenth century, the Mount Pleasant area, of which this street is a part, became a fashionable address. Following the establishment of the horse-drawn streetcar lines to the outlying areas of the city, middle class city dwellers, who could not afford the expensive addresses of High Street and Forest Hill, sought refuge away from the center of the city in Woodside, also called Mt. Pleasant, an area of north Newark along the Passaic River, and annexed to the City in 1871. Mt. Pleasant's favorable location, away from the congestion of the central city, attracted newly prosperous middle managers and self-employed professional to build handsome homes for their families.

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North Broad Street Historic District
Newark, Essex County, New Jersey

Statement of Significance (continued)

Earliest Description of the Area

The area now defined as Mt. Pleasant, or Woodside, was a sparsely populated and little traveled agricultural region until the last quarter of the eighteenth century. An 1846 map of Woodside indicates that local farms belonged to the King, Small, Sandford, Munn, Dougherty, Patterson, Stimis, Alexander and Coeyman families. In addition, two small mills and a calico print factory (in existence from 1824-1855) had been established on the Passaic River near the Belleville border, and a white lead factory and a copper works had been in operation further to the west ("From the Forest...", 1936: 19; "North Newark - Its Industrial Past," 1949: 4). The Old Road to Bloomfield (also called Long Hill Road) was one of its only thoroughfares ("From the Forests Emerged North Newark," 1936: 19).

After 1870

Several pre-Revolutionary War farmhouses and other locally famous buildings ("From the Forests...", 1936: 19) lent the area a romantic aura that was celebrated by at least one author of the period. In Harper's New Monthly Magazine, of October 1876, Martha Lamb told readers, "The shores of the Passaic...northerly from the bridge, are lined with historical mansions and associations." She described a large estate with formal gardens and a deer park, told of "Cockloft Hall" (the residence of Gouverneur Kemble and favorite haunt of Washington Irving), called attention to the old Schuyler mansion as one of the most ancient landmarks of the surrounding area, and completed her picturesque essay with a reminder that "Frank Forester...came to his tragic end" among the gloomy cedars just north of Mt. Pleasant Cemetery (Lamb 1876: 676).

Romance aside, local residents looking for residential real estate might have known through personal experience and official reports (Cunningham 1966: 184, 224), that the Passaic River had already been contaminated by sewage and industrial waste dumped by factories in Paterson, Passaic and Newark. Although Woodside continued to be developed as a residential area throughout the nineteenth century, its proximity to the increasingly polluted Passaic River made it less desirable than the high ground that began west of Mt. Prospect Avenue, the area that is now known as Forest Hill.

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North Broad Street Historic District
Newark, Essex County, New Jersey

Statement of Significance (continued)

By 1873, the Eighth Ward (comprising Forest Hill and Woodside) was traversed by the Newark and Bloomfield Horse Railroad which connected to the Newark and Franklin Horse Railroad at Grafton and North Third Streets. Mt. Prospect Avenue seems to have been the only paved street in the ward (all others are indicated by dashed lines). The Morris Canal was still in existence (Hopkins 1873: 72-73).

Changing Residential Patterns Among Newark's Business Elite: 1870-1890

Prior to the early 1870s, Newark's small central business district, established by the founders on the western bank of the river, included the city's most desirable residential property. Businessmen whose establishments were in the center of the city preferred to live near (and sometimes above) the workplace. The convenience of living close to the hub of economical, social and religious activities, the security offered by good police protection, and the inadequate facilities for intra-city travel, combined to keep residential real estate in the inner wards expensive and exclusive. The outer wards, still mostly farm land and hill country, were sparsely populated regions and remained unappealing to the city's elite who preferred the gracious, cultured life of the city to the rough, peasant-like life of the farm. Newly arrived German and Irish immigrant families first began to settle the city's southern and eastern fringe, while the northern and western sections remained virtually unpopulated until the 1870s (Popper 1952: 160-161).

In the 1870s, a shift began to occur in the population distribution of Newark (and of many industrialized cities throughout the United States): high income groups began moving to the outer ward, while lower income groups migrated to the city's center (Popper 1952: 166). The introduction of railroads into the city beginning in the 1850s contributed to the reversal; by the 1870s, much of Newark's economy was dependent on moving freight by one of the five railroad lines that entered the city from the east, west and south. Although the train lines improved the economy of the city by linking Newark with markets throughout the country, they simultaneously degraded the immediate surroundings with noise, dirt, and visual pollution. Terminals, depots, warehouses, and industrial plants were erected near the tracks, resulting in a continuous belt of concentrated industry along the rights-of-way throughout the city (Drummond 1979: 115, 131). By the 1890s, many

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North Broad Street Historic District
Newark, Essex County, New Jersey

Statement of Significance (continued)

newly prosperous business executives and self-employed professionals began to flee to the outer fringes, preferring to endure the thirty-minute trip by horse drawn or electrified street car from new middle class enclaves such as Roseville, Woodside, and Forest Hill, to the congestion and pollution of the central city (Drummond 1979: 195). As they fled the city, their former homes were bought or rented by newly arriving eastern and southern European immigrants, who unable to afford the high prices, were forced to tolerate as many as four families, visiting relatives, and boarders in what had been designed as a single family house (Drummond 1979: 146). The unhealthy conditions resulting from overcrowding caused further movement of the affluent to the suburbs.

The introduction of the horse-drawn trolley was an essential factor in the suburban migration. Eventually reaching from the center of the city to within a traveling distance of thirty minutes (at a rate of four to six miles per hour), the horse train gave access to the nearby suburbs. However, because of the relatively high fares in the early years, it was available primarily to the affluent. By 1870, Newark, had seven horsecar routes, (one branch running through the Eighth Ward on Mt. Prospect Avenue) closely paralleled by suburban development. Houses were commonly built within a five-minute walk of the nearest track. By the mid-1880s, the streetcars had changed Newark's residential living pattern drastically, and most places in the thirty-minute radius had been fully developed (Drummond 1979: 184-185).

Along with the increased accessibility of the outer fringes came the increased demand for suburban home sites. Land prices rose and real estate speculators continued to profit. The exodus of the upper-middle class to the northern and western wards occurred so rapidly that on July 27, 1886, the Sentinel of Freedom reported the Eighth (Woodside) and Eleventh Wards...nearly filled (Popper 1952: 167).

Institutional Development in the Area

Although residential development continued in Woodside, large downtown institutions began investing in the area. In 1926, the Mutual Benefit Life Insurance company deserted downtown Newark for a site on Broadway, where it built an imposing home office. The

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**North Broad Street Historic District
Newark, Essex County, New Jersey**

Statement of Significance (continued)

New Jersey Historical Society followed in 1931, leaving a good downtown address in the belief that the city was growing northward. Many institutions had already found a home in Woodside prior to the 1920s. The Newark Normal School was constructed directly across the street from the North Broad Street Historic District. The Protestant Foster Home and Belleville Avenue Congregational Church, were around the corner on Broadway, and the Mt. Pleasant Cemetery was located immediately to the north.

George Brown and Company

One of the speculators to take advantage of the popularity of the area was George Brown, the proprietor of George Brown and Company, a large stonecutting firm located across the street from Mt. Pleasant Cemetery. Together with family members Gilbert C. Brown and A. Wallace Brown, around 1890, he purchased, and subsequently developed eight lots on north Broad Street, numbering 138-148. (At the time of his purchase, 132-136 Broad Street, a grouping of three Queen Anne rowhouses, were already standing. They had been constructed c. 1890.)

In Peter Leary's 1893 guide to Newark industries, Newark, New Jersey Illustrated (Wm. A. Baker, publ.), the stonecutting firm is advertised as the "largest and best equipped stone-cutting plant in the city... Built the [original] Prudential building, buildings at Columbia University, the General Theological Seminary in New York City, the William Clark residence on Mt. Prospect Avenue in Newark, among others...Also responsible for the Firemen's Monument, Mr. William Clark's, Hon. F.T. Frelinghuysen's, Hon. T.B. Peddie's, etc."

The limestone row houses were most likely designed by A. Wallace Brown, who was listed as an architect. The houses were probably built on speculation, as rental units. Neither A. Wallace Brown, nor any of the other Brown family members resided in the houses. George Brown lived in Forest Hill on Mt. Prospect Avenue. A. Wallace Brown, nearby, on Belleville Avenue, and Gilbert C. Brown at 130 Broad Street. The houses were occupied by a series of tenants. By 1925, all the Brown family members had moved to the developing suburbs of Short Hills and Summit. According to the 1925 City

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**North Broad Street Historic District
Newark, Essex County, New Jersey**

Statement of Significance (continued)

Directory, the limestone row housed a variety of residents, especially women. 138 Broad Street was even listed as "Nurses Home" (Newark City Directories 1891-1925).

The Limestone Rowhouses

Perhaps George Brown and Company built the rowhouses as an advertisement for their firm. Located within the immediate vicinity of Mt. Pleasant Cemetery, where the Brown Company had erected many of their famous monuments, and on a historic and prestigious street, the rowhouses would have been seen by many passersby. It is unlikely that the company built any more limestone houses anywhere else in the city, as there are none. The Clark mansion, mentioned in Leary's 1893 advertisement for the company, is of brick construction with elaborate stone trim. Limestone is also used on some of the houses in the Lincoln Park Historic District, however, these are individually designed, single family mansions. 138-148 Broad Street was designed as a group of rowhouses forming a symmetrical and elegant whole, and as such, is the only example of its kind in the City of Newark.

The limestone rowhouses of the North Broad Street Historic District form one of the most unique streetscapes in the City of Newark. Characteristic of the Italian-influenced, Renaissance Revival vocabulary, the houses feature rusticated first floors contrasted with smooth wall finishes on the upper stories, pedimented windows and classical door surrounds. The play of restrained classical ornament against the pale, smooth wall surfaces, the widely spaced window openings, and the strong, although shallowly projecting cornice lines, all work to create a poetic and elegant evocation of Renaissance architecture. Combined with the unusual use of limestone, and the use of multiple rowhouses to create a unified and symmetrical streetscape, the design of the rowhouses creates one of the most distinct architectural vistas in the City of Newark.

Although the buildings have been vandalized and have suffered through fires, their facades have remained intact. The buildings are currently being rehabilitated according to the Secretary of Interior's Standards for Historic Rehabilitation, and when completed, will be used for multi-family low income housing.

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North Broad Street Historic District
Newark, Essex County, New Jersey

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**North Broad Street Historic District
Newark, Essex County, New Jersey**

Geographical Data

Verbal Boundary Description

Block 522, Lots: 34, 35, 36, 37, 38, 39, 40, 57 and 58.

Verbal boundary justification

The nominated historic district includes the legally defined boundaries of the individual lots occupied by 136-148 Broad Street.

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**North Broad Street Historic District
Newark, Essex County, New Jersey**

Photographs

The following information is the same for all the photographs listed:

- 1) Name of property: 136-148 Broad Street
North Broad Street Historic District
- 2) City and state: Newark, New Jersey
- 3) Photo by: Gerry Weinstein, Photo Recording Associates
- 4) Photo taken: August 1995
- 5) Location of negative: Photo Recording Associates
40 W. 77th Street 17B
New York, NY 10024
- 6) & 7) Descriptions of views indicating direction of camera:

Photo 1 of 13: 136-148 Broad Street, looking southeast
Photo 2 of 13: 136-148 Broad Street, looking northeast
Photo 3 of 13: 136-148 Broad Street, rear view, looking southwest
Photo 4 of 13: 136 Broad Street, looking east
Photo 5 of 13: 1368-138A Broad Street, looking east
Photo 6 of 13: 140 Broad Street, looking east
Photo 7 of 13: 142 Broad Street, looking east
Photo 8 of 13: 142A Broad Street, looking east
Photo 9 of 13: 144 Broad Street, looking east
Photo 10 of 13: 146 Broad Street, looking east
Photo 11 of 13: 148 Broad Street, looking east
Photo 12 of 13: 146 Broad Street, looking east
Photo 13 of 13: 148 Broad Street, first floor front parlor, looking southeast

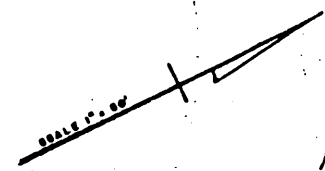


136-148 Broad Street
North Broad Street Historic District
Newark, Essex County, New Jersey

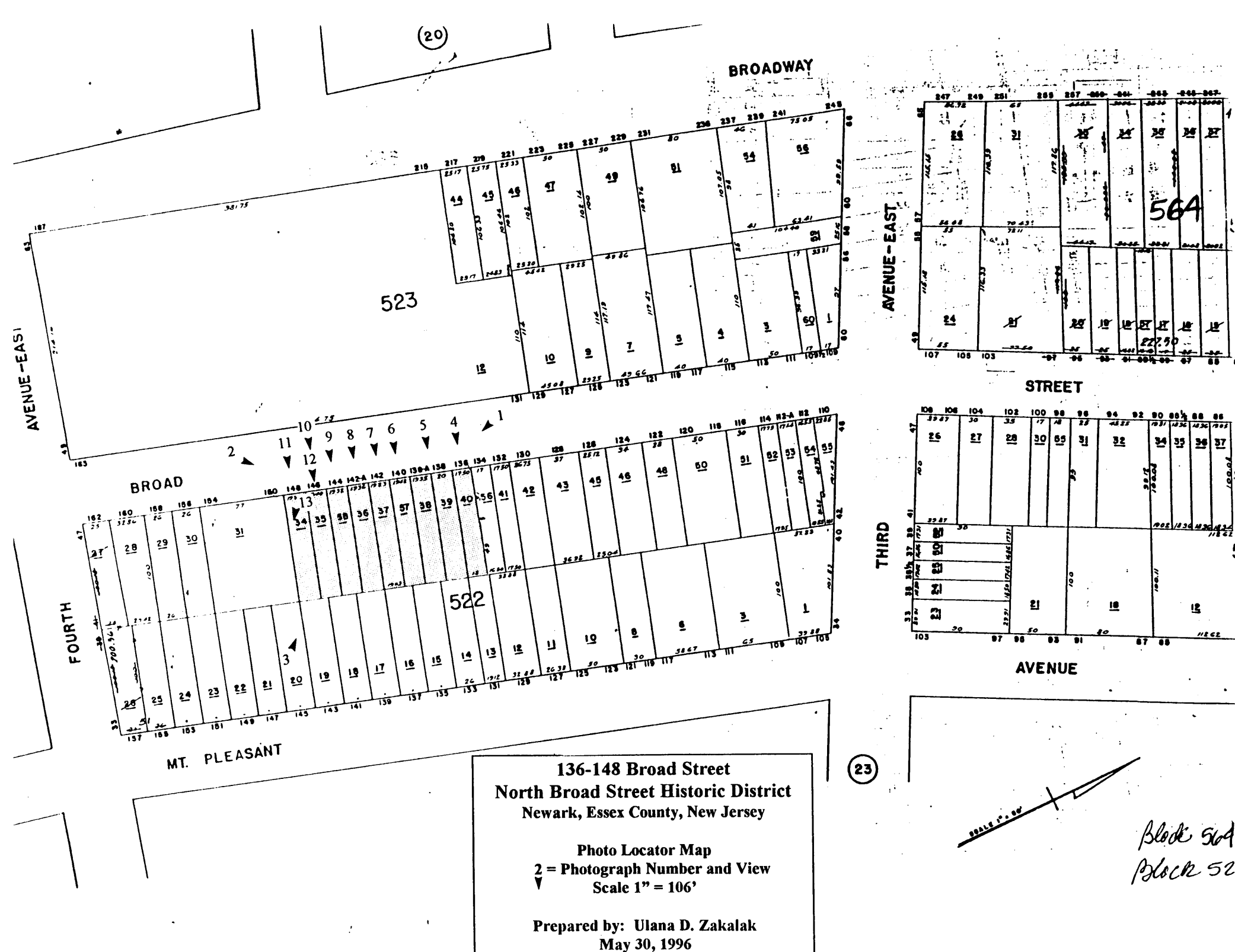
Photo Locator Map
2 = Photograph Number and View
▼ Scale 1" = 106'

Prepared by: Ulana D. Zakalak
May 30, 1996

(23)



Block 564
Block 52:





136 - 148 Broad St.

No. Broad St. historic District
Essex County, Newark, NJ
Photo 1 of 13



136-148 Broad St.
^{North}
Broad St. Historic District
Essex County, Newark, NJ
Photo 2 of 13



136-148 Broad St.
^{North} Broad St. Historic District
Essex County, Newark, NJ
Photo 3 of 13



136 Broad St.

^{North}
Broad St. historic District

Essex County, Newark, NJ

Photo 4 of 13



138-138 A Broad St.,
North Broad Street Historic District
Essex County, Newark, NJ
Photo 5 of 13



140 Broad St.

North Broad St. Historic District

Essex County, Newark, NJ

Photo 6 of 13



142 Broad St.

North Broad St. Historic District
Essex County, Newark, NJ

Photo 7 of 13



NO
PARKING
STANDING
VIOLATION
EXCEPT
1975

142A Broad St.

North Broad St. Historic District
Essex County, Newark, NJ

Photo 8 of 13



144 Broad St.

North Broad St. Historic District

Essex County, Newark, NJ

Photo 9 of 13



146 Broad St.

North Broad St. Historic District

Essex County, Newark, NJ

Photo 10 of 13



148 Broad St.

North Broad St. Historic District

Essex County, Newark, NJ

Photo 11 of 13



146 Broad St.

Broad St. Historic District
Newark, Essex County, NJ

Photo 12 of 13

1st flr. window detail



148 Broad St.

Broad St. Historic District
Newark, Essex County, NJ

Photo 13 of 13

1st flr, front parlor, detail